



## ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

### WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is [www.sloplanning.org](http://www.sloplanning.org).

#### **Proposed Negative Declarations**

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

#### **For Week of February 21, 2008**

##### Atascadero Area

Staller Tentative Tract Map. Request by Robert Staller to subdivide one existing 186.8-acre parcel into two parcels of 93.2 and 93.6 acres each for the purpose of sale and/or development. A residence is located on proposed Lot 1; a building envelope 25,493 square feet in size is proposed for Lot 2. Because the previous Parcel Map CO 96-121 occurred on adjacent property under the same ownership, the additional subdivision requires a Tentative Tract Map. The project will result in the disturbance of approximately 25,493 square feet of the proposed 93.6-acre parcel due to future development. The proposed project is within the Agricultural land use category. The project is located at 1800 Atascadero Road/Highway 41 at Calle la Palta approximately two miles east of Highway 1. The site is in the Estero Coastal planning area. ED07-091 (SUB2005-00084)

### San Miguel Area

Pehl Conditional Use Permit and Reclamation Plan. Request by John Pehl to allow for proposed sand and gravel mine along a portion of the Salinas River. The project will result in the disturbance of approximately 13.26 acres (including a 10.55 acre proposed extraction area, 2.0 acres for sorting and stockpiling and 0.71 acres of roads) on a 57.7-acre parcel and would include an estimated maximum yield of 80,000 cubic yards per year. The applicant has stated that the proposed project would have a 20-year operational lifespan. The proposed project is within the Agriculture land use category. The project is located at 6225 North River Road, Paso Robles, approximately 0.5 miles south of the Wellsona Road and North River Road intersection, approximately 3 miles north of the City of Paso Robles. The site is in the Salinas River planning area. ED07-081 (DRC2005-00027)

### Cayucos Area

Kornreich/Black Minor Use Permit. Request by Garth Kornreich and Debbie Black to allow the construction of a 2,953 square foot, two-story single family residence with a 480 square foot attached garage, including grading on slopes in excess of twenty (20) percent, and required road improvements. The project will result in the disturbance of the entire 4,870 square foot parcel, plus road improvements of approximately 400 square feet, for an approximate total disturbance of 5,270 square feet. The proposed project is within the Residential Single Family land use category. The project is located at 2668 Richard Avenue, approximately 700 feet west of California Highway 1, in the community of Cayucos, in the Estero planning area. ED06-270 (DRC2005-00248)

### Morro Bay Area

DeCicco Tract Map. Request by Franco DeCicco for a Tract Map, Development Plan, Variance and Coastal Development Permit (SUB2005-00241/DRC2006-00064) to create a mixed-use development on four existing parcels totaling 0.64 acres. The development would include four residential condominiums totaling 10,500 square feet, plus courtyards and decks; a motel consisting of 18 two-bedroom units totaling 18,780 square feet, plus decks; 2,245 square feet of hospitality and service areas; 9,060 square feet of common area; and subterranean parking. The Variance request would waive Planning Area Standard 1 for the Cayucos Commercial Retail land use category which requires architecture in commercial zones to be either Western or Victorian style. The proposed project is within the Residential Multi-Family and Commercial Retail land use category at the northeast corner of Ocean Boulevard and Old Creek Road, in the Estero planning area. ED06-227 (SUB2005-00241)

### Arroyo Grande Area

Shephard Vesting Tract Map. Request by Larry and Linda Shephard for a vesting tract map (Tract 2791) to subdivide an existing 5.24-acre parcel into five parcels of 1.0 to 1.08 acres each for the purpose of sale and/or development. The project includes off-site road improvements. The project will result in the disturbance of approximately 26,000 square feet of a 5.24-acre parcel. The division will create one on-site road. The applicant proposes to abandon the project site's portion of the original alignment of El Campo Road. The proposed project is within the Residential Suburban land use category. The project is located on the northwest portion of the intersection of El Campo Road and Montclair Place, approximately 800 feet southwest of Ridgmont Way, in the village of Palo Mesa. The site is in the South County (Inland) planning area. ED07-068 (SUB2005-00221)